



<p>1 Jones Point Park</p> <p>Agreements: None.</p> <p>Permitted Uses: Waterfront Park and Recreation.</p> <p>Building Height: 30 ft max; 50 ft with Special Use Permit (SUP).</p>	<p>4 Old Town Yacht Basin</p> <p>Agreements: None. Additional details are included within the Windmill Hill Park Plan.</p> <p>Permitted Uses: The site is currently vacant; Ownership remains contested.</p>	<p>6 Robinson Terminal-South</p> <p>Agreements: Parcel G is designated for development. RTWC agreed to construct street end parks and convey title to the waterfront tracts adjacent to the ends of Duke and Wolfe Streets to the City.</p> <p>Permitted Uses: (Parcel E-Alexandria Marine) restaurants/cafes, commercial shops, offices residential use, marina service facilities, museums related to the history of the City and waterfront, outdoor farmers' and seafood markets, public park and recreation areas.</p> <p>Building Height: 50 ft</p> <p>FAR: 2.5</p> <p>Permitted Uses: (Roberteau and Point Lumley Parks) pedestrian walkways, bicycle trail, seating, landscaped areas, fountains, gardens, play areas, plazas and temporary facilities for special events.</p> <p>Restrictions: (Roberteau and Point Lumley Parks) No permanent buildings allowed. No construction of a pier or other marine facility is permitted on the southern half of Point Lumley's waterfront. This property is subject to the 1992 Alexandria Zoning Ordinance.</p>	<p>8 Waterfront Park</p> <p>Agreements: The City granted a scenic easement to the US for use as a public park and title to the submerged lands of the Potomac River contiguous with the park.</p> <p>Permitted Uses: pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, temporary facilities for special events, docking for transient boats and visiting vessels, as well as permanent berthing for historic vessels so long as they do not require permanent buildings or structures.</p> <p>Building Height: 15 ft</p> <p>Restrictions: A 25 ft strip must be reserved for a pedestrian walkway and bike path running north to south across the park.</p>	<p>10 Torpedo Factory</p> <p>Agreements: None</p> <p>Permitted Uses: Commercial Downtown (CD) uses.</p>	<p>11 Harbor Center</p> <p>Agreements: The city granted and conveyed a scenic easement to the US for parkland.</p> <p>Permitted Uses: pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, public marina, docking for transient boats and visiting vessels, permanent berthing for historic vessels, outdoor restaurants/cafes, small service establishments to enhance park user enjoyment of the waterfront, museums related to the history of the City and waterfront, and other similar uses consistent with its function as a public park and recreation area.</p> <p>Building Height: 45 ft</p> <p>FAR: 2.85</p> <p>Restrictions: Parking must be screened from any adjacent parkland. A 25 ft strip must be reserved for a pedestrian walkway and bike path running north to south across the park.</p>	<p>12 Founders Park</p> <p>Agreements: The City granted a scenic easement to the US for use as a public park and title to the submerged lands of the Potomac River contiguous with the park.</p> <p>Permitted Uses: pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, temporary facilities for special events, paved plazas totaling not more than 10,000 square feet, docking for transient boats and visiting vessels, and permanent berthing for historic vessels.</p> <p>Building Height: 15 ft</p> <p>FAR: 2.85</p> <p>Restrictions: No buildings or structures for docking or berthing may be built in the park. A 25 ft strip must be reserved for a pedestrian walkway and bike path running north to south across the park.</p>	<p>13 Robinson Terminal-North</p> <p>Agreements: RTWC granted the US a scenic easement in tract I and parcels A, B-1, B-2, C and D. RTWC also agreed to construct a small waterfront park (West Point's Park) at the terminus of Oronoco Street. The US was granted title to the submerged lands of the Potomac River contiguous with the RTWC property.</p> <p>Permitted Uses: all W-1, Waterfront Mixed Uses, plus commercial shipping with a special use permit.</p> <p>Building Height: 30 ft max; 50 ft with SUP; 80 ft west of Union Street.</p> <p>Restrictions: Restrictions on this parcel will not take effect unless RTWC ceases use of the property for terminal and warehouse purposes. If this occurs, Parcel A may be used as a public park and recreation area, with the remaining parcels designated for varying levels of development. This property is subject to the 1992 Alexandria Zoning Ordinance.</p>	<p>15 Rivergate</p> <p>Agreements: A scenic easement is granted to the US for parcels A, B and F (known as Andrews Park) and title to the submerged lands of the Potomac River contiguous with the property. Parcel A is designated as a public park and recreation area, Parcel B was designated for development, and Parcel F must be used as a public park and recreation area.</p> <p>Permitted Uses: (Parcel A & F) pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, temporary facilities for special events.</p> <p>Building Height: 15 ft</p> <p>Restrictions: No paved plazas. All uses must remain open and accessible to the public. A 25 ft strip must be reserved for a pedestrian walkway and bike path running north to south across the park.</p> <p>Permitted Uses: (Parcel B) restaurants/cafes, commercial shops, offices, residential use, marina service facilities, museums, outdoor seafood and farmers' markets and public park and recreation areas.</p> <p>Building Height: 55 ft on Parcel B-1 and 30 ft on parcel B-2</p> <p>FAR: 2.0</p> <p>Restrictions: Parked cars must be screened from the park.</p>	<p>16 Canal Center</p> <p>Agreements: A scenic easement is granted to the US for parcels A and B, and title to the submerged lands of the Potomac River contiguous with the property. Parcel A is designated as a public park and recreation area and Parcel B was designated for development.</p> <p>Permitted Uses: (Parcel A) pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, temporary facilities for special events, paved plazas and the restored Alexandria Canal tide-lock. The owner may use the subsurface of Parcel A for underground parking and other uses consistent with the use of the surface as a public park.</p> <p>Building Height: 12ft</p> <p>Restrictions: All uses must remain open and accessible to the public.</p> <p>Permitted Uses: (Parcel B) restaurants/cafes, commercial shops, offices, residential use (restricted to no more than 40 units per acre), marina service facilities, museums related to the history of the city and the waterfront, outdoor farmers' and seafood markets, and public park and recreation areas.</p> <p>Building Height: Varies</p> <p>Restrictions: Parcel B must include a minimum of 30,000 square feet devoted to non-office use. At least 3,000 sq. ft must be provided to the city, rent free, for a museum devoted to the history of the city and the waterfront.</p>	<p>17 Mirant/PEPCO Plant</p> <p>Agreements: An agreement was reached to exchange interests in land along the Potomac and to cooperate in the construction of the Mount Vernon Trail. A settlement between the City and Mirant was reached, requiring an investment of \$34 million by Mirant on new pollution control technology for PM 2.5 and PM 10 emissions to comply with National Ambient Air Quality Standards.</p> <p>Permitted Uses: Utilities and Transportation uses.</p> <p>Building Height: 50 ft</p>	<p>18 Marina Towers</p> <p>Agreements: The US quit-claimed its interest in exchange for an easement across the Marina Towers property to be used for the Mount Vernon Trail. Marina Associates grants and conveys to the US an easement and right-of-way over and through the easement property. The US owns title to the submerged lands of the Potomac River adjacent to the property.</p> <p>Permitted Uses: High density apartment buildings and limited commercial uses in such structures.</p> <p>Building Height: 100ft max</p>	<p>19 Davenport Island</p> <p>Agreements: None</p> <p>Permitted Uses: Waterfront Park and Recreation</p> <p>Building Height: None</p>
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